

**DRAFT RESOLUTION
COUNTY OF LOS ANGELES
REGIONAL PLANNING COMMISSION
GREEN ZONES PROGRAM
PROJECT NO. 2018-003209-(1-5)
PLAN AMENDMENT NO. RPPL2020-002900-(1-5)
ADVANCE PLANNING CASE NO. RPPL2018-004908-(1-5)
ENVIRONMENTAL PLAN NO. RPPL2020-002788-(1-5)**

WHEREAS, pursuant to Article 6 of Chapter 3 of Division 1 of Title 7 of the California Government Code ("Government Code") (commencing with Section 65350), the County of Los Angeles ("County") is authorized to adopt amendments to its General Plan ("General Plan") and elements thereof; and

WHEREAS, pursuant to Chapter 22.198 of the Los Angeles County Code ("County Code"), the County is authorized to adopt zone changes; and

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code (commencing with Section 65800) and Chapter 22.244 of the County Code, the County is authorized to adopt amendments to Title 22 of the County Code (Planning and Zoning); and

WHEREAS, the County Regional Planning Commission ("Commission") has conducted a duly noticed public hearing on September 22, 2021, to consider the following:

1. General Plan Amendment No. RPPL2020-002900-(1-5) is a proposed amendment to the General Plan to revise existing policies and add new policies to the General Plan in support of the County's environmental justice goals. In addition, 27 industrial properties adjacent to residential land uses will be rezoned from Heavy Manufacturing (M-2) to Light Manufacturing (M-1). The associated land use designations for 14 of those parcels will be changed from Heavy Industrial (IH) to Light Industrial (IL) for consistency in the General Plan and the associated Florence-Firestone Community Plan for three parcels that fall within the Florence-Firestone Community Plan boundaries.
2. Advance Planning Case No. RPPL2018-004908-(1-5) is a proposed amendment to Title 22 (Planning and Zoning) of the County Code to establish new Green Zones Districts, add new chapters and sections regulating industrial land uses in close proximity to sensitive uses in specific communities, and establish recycling and waste management permitting

requirements and development standards to implement environmental justice goals for the County, and

WHEREAS, the Commission finds as follows:

1. On December 8, 2015, the County Board of Supervisors ("Board"), directed the Department of Regional Planning ("Department") to evaluate equitable development tools and concepts to identify strategies for implementing the General Plan in a manner that allows County residents at all income levels to benefit from growth and development, encourages the preservation and production of safe and affordable housing, and reduces neighborhood health disparities (collectively defined as "Equitable Development");
2. A goal of the Green Zones Program is to develop land-use strategies to improve public health and quality of life of residents in communities that have been historically, and disproportionately impacted by multiple polluting sources, in alignment with the Planning for Healthy Communities Act (Senate Bill 1000);
3. Another goal of the Green Zones Program is to update Title 22 with Recycling and Waste Management uses, permitting requirements, and regulations in alignment with State laws, including the California Global Warming Solutions Act of 2006 (Assembly Bill 32 and Senate Bill 35), to reduce greenhouse gases and the Short-Lived Climate Pollutants: Organic Waste Methane Emissions Reductions of 2016 (Senate Bill 1383) to reduce emissions and divert waste from landfills;
4. The Department Staff ("Staff") convened meetings with statewide, regional, and local environmental justice stakeholders and organizations on June 22, 2016, September 12, 2016, December 7, 2016, and April 4, 2017. Staff convened Agency Coordinating Committee meetings with regulatory agencies on July 5, 2016, August 11, 2016, October 5, 2016, April 5, 2017, and November 15, 2017. Community outreach meetings with community members, community-based organizations, and business owners to review and discuss various drafts of the Ordinance were held on July 6, 2020, July 16, 2020, July 27, 2020, July 30, 2020, August 12, 2020, and February 17, 2021. In addition, two public scoping meetings for the Environmental Impact Report ("EIR") were held on July 13, 2020, and July 22, 2020, to provide project information and solicit public comments;
5. Staff conducted a total of seven community groundtruthing (surveying) events in pilot communities of East Los Angeles, Florence-Firestone, and a portion of Walnut Park in 2018, with the partnership of community-based

- partner organizations, East Yard Communities for Environmental Justice and Communities for a Better Environment. Groundtruthing events were conducted with over 100 community participants, who surveyed approximately 8,000 addresses to observe existing conditions of industrial businesses from the public right-of-way. Results were combined with qualitative input from participants' daily experiences in the communities and findings were shared at larger community gatherings with Supervisor Solis and former Supervisor Ridley-Thomas. Results informed the development of the land use policies and changes to Title 22 with the Green Zones Program;
6. The Environmental Justice Screening Method ("EJSM"), consisting of a GIS web mapping application was developed by researchers from the University of Southern California and Occidental College to analyze socioeconomic data, sensitive uses, and polluting sources. Scores were assigned to each census tract to identify the highest need unincorporated communities in the County facing historical and disproportionate burdens from multiple polluting sources. EJSM was used to identify Green Zone Districts through the Green Zones Program and may support future planning efforts;
 7. Major elements of the Green Zones Program consist of, 1) establishment of 11 Green Zone Districts identified in Title 22 of the County Code, where certain industrial land uses are prohibited within 500 feet of a sensitive use, certain industrial uses will require a Conditional Use Permit ("CUP") with discretionary review, additional findings, and development standards when located within 500 feet of a sensitive use, 2) establishment of a Sensitive Use chapter in Title 22 of the County Code with specific development standards required when a new sensitive use located adjacent to or adjoining an existing, legally-established industrial, recycling or solid waste, or vehicle-related use, 3) establishment of new recycling and waste management uses defined in Title 22 of the County Code with associated chapters and sections regulating the location, permitting, development standards, and additional required findings for establishing such uses throughout the unincorporated County, 4) establishment of requirements for storage enclosures for recycling and solid waste associated with any non-residential use or any residential use with four or more units throughout the unincorporated County, 5) establishment of a CUP requirement for new gas stations and drive-through establishments, also defining drive-through establishments, and 6) the addition of new land uses and re-defining/re-categorizing specific industrial, recycling, and waste management land uses for consistency in Title 22 of the County Code, and adding language to the General Plan goals and policies to support environmental justice goals and the overall Green Zones Program;

8. Specific recycling and waste management uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities will be prohibited in environmentally sensitive areas, including Hillside Management Areas and Significant Ecological Areas. Pallet yards, chipping and grinding facilities, and mulching facilities will be prohibited in High Fire Hazard Severity Zones and Very High Fire Hazard Severity Zones, solid waste landfills and inert debris landfills will be prohibited in Federal Emergency Management Agency Flood Zones and the County Floodways, and anaerobic digestion, construction and demolition, inert debris processing, recycling conversion technology, and combustion and non-combustion biomass conversion facilities will be prohibited in Agricultural Resource Areas;
9. The proposed ordinance is consistent with and supportive of the goals and policies of the General Plan. Text changes are proposed to policies in the Guiding Principles, Land Use and Economic Development Elements, as well as the General Plan Implementation Programs language. In addition, the program supports various policies in the Mobility, Air Quality, Noise, and Public Services and Facilities Elements;
10. Staff recommends zone changes from Heavy Manufacturing (M-2) to Light Manufacturing (M-1) for 28 parcels within the communities of Florence-Firestone, West Rancho Dominguez-Victoria, West Carson, and Willowbrook, where the parcels are directly adjoining residential properties with existing residential uses. Staff recommends land use policy amendments to 15 of the 28 parcels from Heavy Industrial (IH) to Light Industrial (IL) for zoning and land use consistency;
11. A Programmatic Environmental Impact Report ("PEIR") was prepared in compliance with the California Environmental Quality Act ("CEQA") and the County environmental guidelines. A Health Impact Assessment was prepared as a supplemental document to the Draft PEIR. The Draft PEIR was publicly released on December 17, 2020, for a 45-day review period ending February 1, 2021. Staff received comment letters from the following agencies: CalRecycle, Los Angeles County Sheriff's Department; the following community-based organizations: East Yard Communities for Environmental Justice, Communities for a Better Environment; and the following philanthropic organization: Liberty Hill Foundation;
12. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in local and regional newspapers, the Acorn, Acton-Agua Dulce News, Antelope Valley Press, the Argonaut, the Daily Breeze, East

LA Tribune, Gardena Valley News, Malibu Times, Our Weekly, Pasadena Star News, San Gabriel Valley Daily Tribune, the Signal, and Whittier Daily News on June 17, 2021. In addition, Staff mailed notices to 314 stakeholders on the Department's courtesy list. The public hearing notice and materials were also posted on the Department's website on June 17, 2021, sent via email blast, and promoted through social media;

13. Following the release of a public review draft ordinance on May 22, 2020, Staff received comment letters from the following agencies: California Department of Fish and Wildlife, State Department of Justice's Office of Attorney General Xavier Becerra, South Coast Air Quality Management District; and the following community-based organizations: Del Amo Action Committee, East Yard Communities for Environmental Justice, and Communities for a Better Environment. Staff reviewed and considered all comments, incorporated the recommended changes as feasible, and released a public hearing draft Ordinance on December 17, 2020, along with the Draft PEIR. Staff received comments on the draft ordinance combined with the above-mentioned comment letters to the Draft PEIR. Staff reviewed and considered all comments, incorporated recommended changes as feasible, and released a revised public hearing draft Ordinance on June 17, 2021. The Draft PEIR analyzed nine issue areas: air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology/water quality, land use planning, noise, tribal cultural resources, and utilities and service systems. The PEIR determined that the project would result in less than significant impacts related to air quality, biological resources, hazards and hazardous materials, hydrology and water quality, land use and planning, and utilities and service systems. However, impacts to cultural resources, noise, and tribal cultural resources were determined to be significant and unavoidable, requiring a Statement of Overriding Considerations.
14. On July 21, 2021, the Commission conducted a duly-noticed public hearing where Staff requested a continuance to September 22, 2021.
15. On September 22, 2021, the Commission conducted a duly-noticed public hearing to ***[Reserved for Hearing Proceedings]***

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles ("Board") as follows:

1. That the Board hold a public hearing to consider adopting the Green Zones Program, Project No. 2018-003209-(1-5), which includes General Plan

- Amendment No. RPPL2020-002900-(1-5), Advance Planning Case No. RPPL2018-004908-(1-5) which includes an ordinance amending Title 22 of the County Code to add new chapters and sections implementing the Green Zones Program and amending the General Plan; and
2. That the Board certify the Final PEIR Environmental Plan No. RPPL2020-002788-(1-5) and find that it has been prepared in compliance with CEQA and the State and local agency guidelines related thereto; and
 3. That the Board determine that where significant adverse environmental effects of the project, as described in the Final PEIR, have not been reduced to a level of less than significant, the benefits of the Green Zones Program, such as specific social, economic, legal, technological or other considerations outweigh the environmental effects of the project as stated in the CEQA Findings of Fact and Statement of Overriding Considerations (attached) for the project; and
 4. That the Board adopt General Plan Amendment No. RPPL2020-002900-(1-5) and determine that the Ordinance is compatible with and supportive of the goals and policies of the General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 22, 2021.

Elida Luna, Interim Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Elaine Lemke, Deputy County Counsel, Property Division